

3362756

THIRD AMENDMENT TO SURVEY MAP AND
PLANS FOR MADRONA HEIGHTS CONDOMINIUM
ISLAND COUNTY PARCEL NO. R13203.094.299

DECLARATION

WE, THE UNDERSIGNED OWNERS OF THE INTEREST IN THE REAL PROPERTY DESCRIBED HEREIN, HEREBY
DECLARE THIS FIRST AMENDMENT TO SURVEY MAP AND PLANS AND DEDICATE THE SAME FOR
A CONDOMINIUM SOLELY TO MEET THE REQUIREMENTS OF THE WASHINGTON CONDOMINIUM ACT,
RCW 64.34, ET. SEQ. AND NOT FOR ANY PUBLIC PURPOSE.
WE FURTHER CERTIFY THAT ALL STRUCTURAL COMPONENTS AND MECHANICAL SYSTEMS OF ALL BUILDINGS
CONTAINING OR COMPRISING ANY UNITS HEREBY CREATED ARE SUBSTANTIALLY COMPLETED.
THIS SURVEY MAP AND THESE PLANS AND ANY PORTION THEREOF ARE RESTRICTED BY LAW AND THE
THIRD AMENDMENT TO DECLARATION RECORDED CONCURRENTLY HERewith.

DECLARANT:

MANOR PROPERTIES II, LLC.

KENDALL D. GENTRY, MEMBER

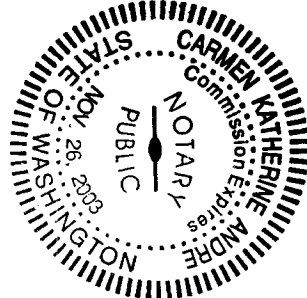
ROBERT H. RUBY, MEMBER

ACKNOWLEDGMENT

STATE OF WASHINGTON }
COUNTY OF ISLAND } SS

I HEREBY CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT
KENDALL D. GENTRY AND ROBERT H. RUBY ARE THE PERSONS WHO APPEARED
BEFORE ME, AND SAID PERSONS ACKNOWLEDGED THAT THEY SIGNED THIS
INSTRUMENT, ON OATH STATED THAT THEY WERE AUTHORIZED TO EXECUTE THE
INSTRUMENT AND ACKNOWLEDGE IT AS THE SOLE MEMBERS OF THE DECLARANT,
MANOR PROPERTIES II, LLC., TO BE THE FREE AND VOLUNTARY ACT OF SUCH
PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.
DATED: Oct. 31, 2000.

James F. Andrie
NOTARY PUBLIC FOR THE STATE OF WASHINGTON, RESIDING AT Oak Harbor,
MY COMMISSION EXPIRES July 26, 2003



LEGAL DESCRIPTION OF LAND
WITHIN THE CONDOMINIUM

THE LEGAL DESCRIPTION OF THE LAND ON WHICH THE BUILDING AND IMPROVEMENTS OF THE
CONDOMINIUM ARE LOCATED IS AS FOLLOWS:
LOT 2 OF CITY OF OAK HARBOR SHORT PLAT-BOUNDARY LINE ADJUSTMENT NO. BLA 1-95 AS
APPROVED JUNE 27, 1995, AND RECORDED IN VOLUME 3 OF SHORT PLATS, PAGE 27, UNDER
AUDITOR'S FILE NO. 95010037, RECORDS OF ISLAND COUNTY, WASHINGTON.
EXCEPT CITY STREET AS DESCRIBED IN THAT DEED RECORDED JULY 27, 2000, UNDER AUDITOR'S FILE
NO. 2003175, RECORDS OF ISLAND COUNTY.
TOGETHER WITH AND SUBJECT TO EASEMENT AND RESTRICTIONS DESCRIBED IN THAT INSTRUMENT
RECORDED DECEMBER 31, 1986, UNDER AUDITOR'S FILE NO. 8607031, RECORDS OF ISLAND
COUNTY, WASHINGTON.

LEGAL DESCRIPTION OF LAND
SUBJECT TO DEVELOPMENT RIGHTS

THE LEGAL DESCRIPTION OF THE LAND WHICH MAY BE ADDED TO THE CONDOMINIUM BY THE
DECLARANT, PURSUANT TO SECTION 3.3 OF THE DECLARATION, IS AS FOLLOWS:
LOT 3 OF CITY OF OAK HARBOR SHORT PLAT-BOUNDARY LINE ADJUSTMENT NO. BLA 1-95 AS
APPROVED JUNE 27, 1995, AND RECORDED IN VOLUME 3 OF SHORT PLATS, PAGE 27, UNDER
AUDITOR'S FILE NO. 95010037, RECORDS OF ISLAND COUNTY, WASHINGTON.
ALSO TOGETHER WITH AND SUBJECT TO EASEMENT RIGHTS AND RESTRICTIONS SET FORTH IN
ARTICLE XVI OF THE FOREGOING CONDOMINIUM DECLARATION.

SURVEYOR'S CERTIFICATE & ACKNOWLEDGMENT

I, ROBERT D. GRAY, HEREBY CERTIFY THAT THIS THIRD AMENDMENT TO
SURVEY MAP AND PLANS FOR MADRONA HEIGHTS CONDOMINIUM, IS
BASED UPON AN ACTUAL SURVEY OF THE PROPERTY, THAT ALL INFORMATION REQUIRED BY
RCW 64.34.232(1) IS SUPPLIED HEREIN, AND THAT THE HORIZONTAL AND VERTICAL BOUNDARIES OF THE
UNITS ARE SUBSTANTIALLY COMPLETED IN ACCORDANCE WITH SAID PLANS. THIS IS TO CERTIFY FURTHER
THAT THIS MAP REPRESENTS A SURVEY MADE BY ME IN CONFORMANCE WITH THE REQUIREMENTS OF
THE SURVEY RECORDING ACT AT THE REQUEST OF MANOR PROPERTIES II, LLC.

Robert D. Gray
ROBERT D. GRAY
CERTIFICATE NO. 11941

11/31/00

STATE OF WASHINGTON }
COUNTY OF ISLAND } SS
I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT ROBERT D. GRAY
IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED
THAT HE SIGNED THIS INSTRUMENT, AND ACKNOWLEDGED IT TO BE HIS FREE AND
VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.
DATED: Oct. 31, 2000.

James F. Andrie
NOTARY PUBLIC IN AND FOR THE STATE OF
WASHINGTON, RESIDING AT Oak Harbor,
MY COMMISSION EXPIRES July 26, 2003

TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT THERE ARE NO DELINQUENT SPECIAL ASSESSMENTS AND
ALL SPECIAL ASSESSMENTS ON ANY OF THE PROPERTY HEREIN CONTAINED DEDICATED
AS STREETS, ALLEYS, OR FOR OTHER PUBLIC USE ARE PAID IN FULL. THIS 11 DAY
OF November, 2000.

Douglas A. Merriman
DOUGLAS A. MERRIMAN
CITY FINANCE DIRECTOR

ALL TAXES LEVIED WHICH HAVE BECOME A LIEN UPON THE LANDS HEREIN DESCRIBED
HAVE BEEN FULLY PAID AND DISCHARGED ACCORDING TO THE RECORDS OF MY OFFICE
INCLUDING TAXES FOR THE CURRENT YEAR, 2000.

Marlene Sauter
MARLENE SAUTER
COUNTY TREASURER

APPROVAL

APPROVED BE ME THIS 11 DAY OF November, 2000.

William J. Roemer
WILLIAM J. ROEMER
OAK HARBOR BUILDING OFFICIAL

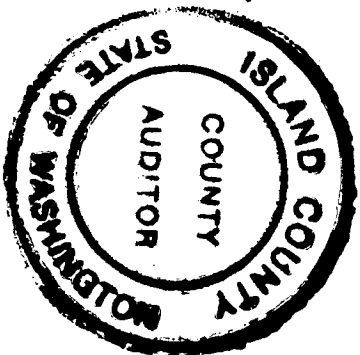
DECLARATION REFERENCE

THE FOURTH AMENDMENT TO DECLARATION IS RECORDED 11-2
2000, IN VOLUME 3226, PAGES 313, UNDER AUDITOR'S FILE
NUMBER 200192245, RECORDS OF ISLAND COUNTY,
WASHINGTON.

AUDITOR'S CERTIFICATE

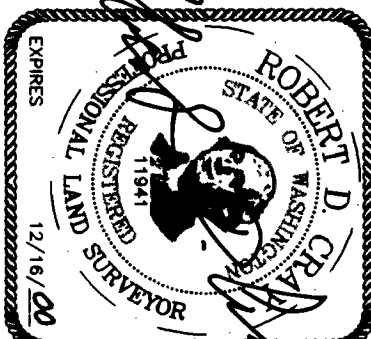
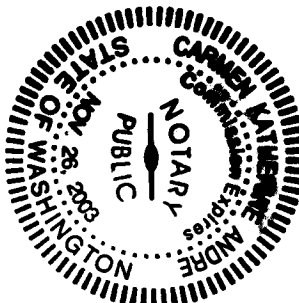
FILED FOR RECORD THIS 2 DAY OF December 2000 AT 10:42 AM, IN
CONDOMINIUM PLANS, PAGE 1, AT THE REQUEST OF FAKKEMA & KINGMA, INC.,
UNDER AUDITOR'S FILE NO. 200192245

Suzanne Sinclair
SUZANNE SINCLAIR
COUNTY AUDITOR



THIRD AMENDMENT TO SURVEY MAP OF
MADRONA HEIGHTS CONDOMINIUM

OAK HARBOR		SECTION 3, TWP 32N, RANGE 1EAST W.M.		WASHINGTON	
DRAWN BY	EGH	DATE	10/24/2000	SCALE	NONE
FARKEMA & KINGMA, INC.		CONSULTING ENGINEERS & SURVEYORS		DWG. NO.	3705
APPROVED BY		RDC		DATE	10/24/2000
4086 400th Ave. West		Oak Harbor, Wa. 98277		675-5973	SHT 1 OF 5



DRAWING NUMBER

1 OF 5

DRAWING NUMBER

OF

MADRONA HEIGHTS

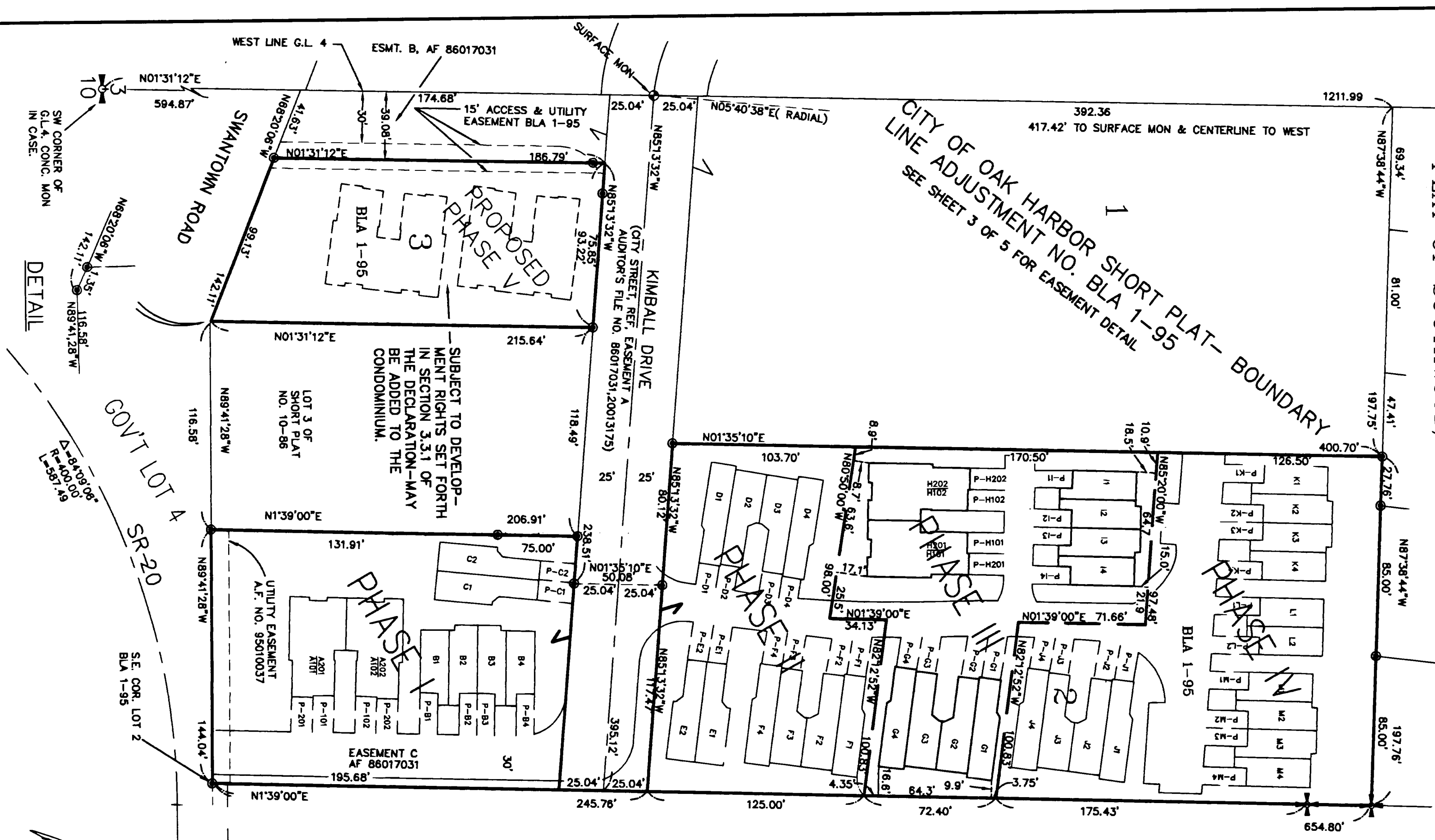
20019245

3362756 B

PLAT OF SOUTHWOOD, DIV. NO. 1

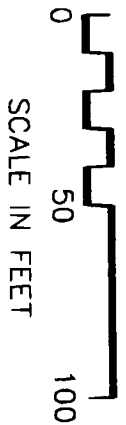
THIRD AMENDMENT TO SURVEY MAP AND
PLANS FOR MADRONA HEIGHTS CONDOMINIUM
ISLAND COUNTY PARCEL NO. R13203.094.299

CITY OF OAK HARBOR SHORT PLAT- BOUNDARY
LINE ADJUSTMENT NO. BLA 1-95
SEE SHEET 3 OF 5 FOR EASEMENT DETAIL



NOTES AND RESTRICTIONS

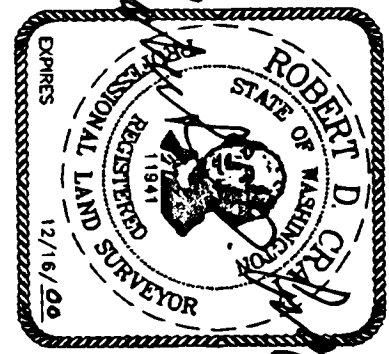
1. VEHICULAR ACCESS TO AND FROM SR 20 AND SWANTOWN ROAD SHALL BE LIMITED TO EASEMENTS A&C AS SHOWN HEREON AND DESCRIBED IN THE DECLARATION OF EASEMENT AND RESTRICTIONS RECORDED UNDER AUDITOR'S FILE NO. 86017031, RECORDS OF ISLAND COUNTY, WASHINGTON.
2. ACCESS THROUGH EASEMENT B TO AND FROM SWANTOWN ROAD IS HEREBY ABANDONED IN ACCORDANCE WITH AUDITOR'S FILE NO. 86017031.
3. EASEMENTS A,B, AND C SHOWN HEREON ARE DESCRIBED IN THAT INSTRUMENT RECORDED DECEMBER 31, 1986, UNDER AUDITOR'S FILE NO. 86017031, RECORDS OF ISLAND COUNTY.
4. THE LOCATIONS OF BUILDINGS IN PROPOSED PHASE V ARE APPROXIMATE AND ARE SET FORTH HEREIN TO SHOW DEVELOPMENT RIGHTS OF THE PROPOSED FUTURE PHASE.
5. ELEVATIONS SHOWN ARE BASED ON CITY OF OAK HARBOR DATUM (USC&GS MEAN SEA LEVEL=100.00 FT CITY OF OAK HARBOR DATUM).
6. REFERENCE CITY OF OAK HARBOR SHORT PLAT-BOUNDARY LINE ADJUSTMENT NO. 1-95, RECORDED IN VOLUME 3 OF SHORT PLATS, PAGE 27, UNDER AUDITOR'S FILE NO. 95010037, RECORDS OF ISLAND COUNTY FOR SURVEY OF LOT 2 SHOWN HEREON.



SEC. 3, TWP. 32N., R1E									

● - EXISTING IRON PIPE,
REF. BLA 1-95 VOL.
3 OF SHORT PLATS,
PAGE 27.

LOT 2: 114,825 SQ FT (INCLUDING PORTION OF KIMBALL DR.), 2.636 ACRES.
PHASE I: 34,859 SQ FT (INCLUDING PORTION OF KIMBALL DR.)
PHASE II: 22,501 SQ FT
PHASE III: 24,213 SQ FT
PHASE IV: 33,254 SQ FT
LANDSCAPE AREA: 36X
PHASE III:
BLDG G: 3185 SQ FT
BLDG H: 3682 SQ FT
BLDG I: 2805 SQ FT

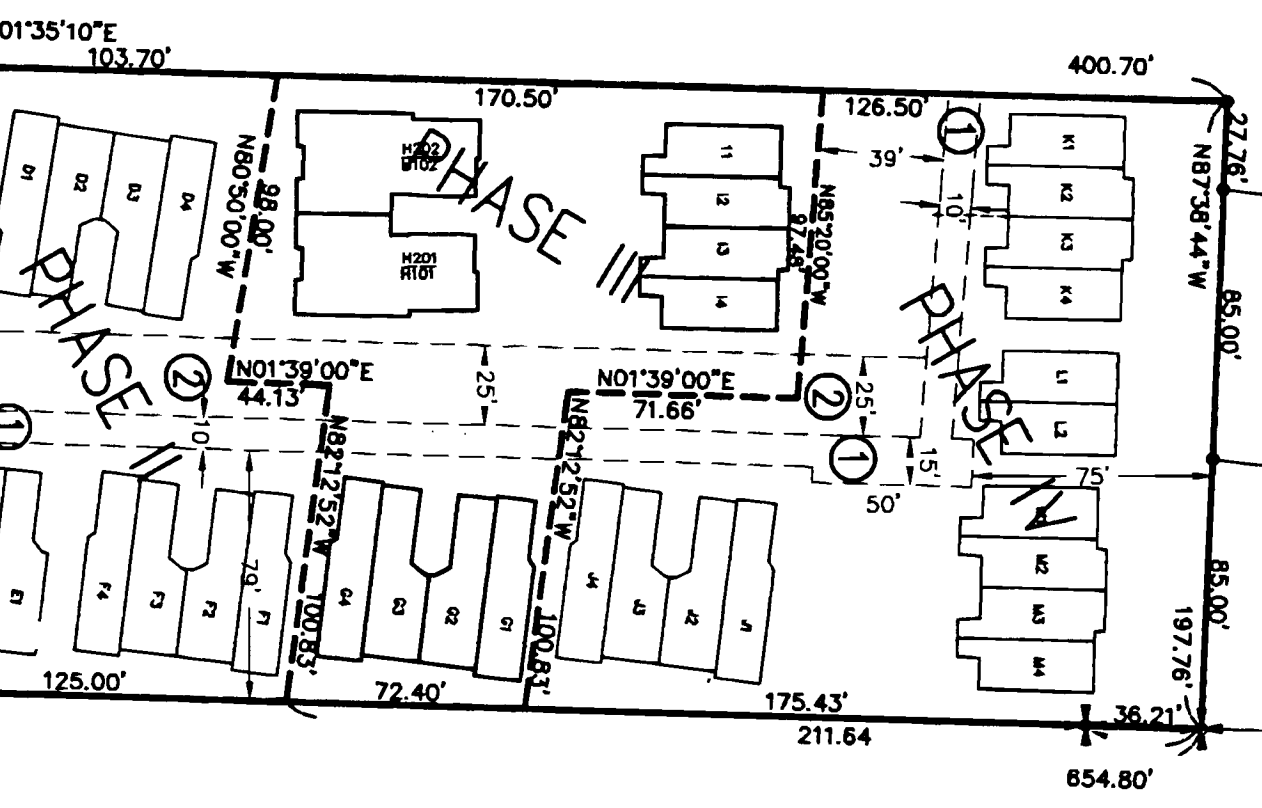


OAK HARBOR		SECTION 3, TWP 32N., RANGE 1EAST W.M.		WASHINGTON	
DRAWN BY: EGH	DATE: 10/24/2000	FAKKEMA & KINGMA, INC.		SCALE: 1" = 50'	DWG. NO. 3705
APPROVED BY: RDC	DATE: 10/24/2000	CONSULTING ENGINEERS & SURVEYORS		SHT 2 OF 5	
4085 40TH AVE WEST		OAK HARBOR, WA 98277		675-5973	

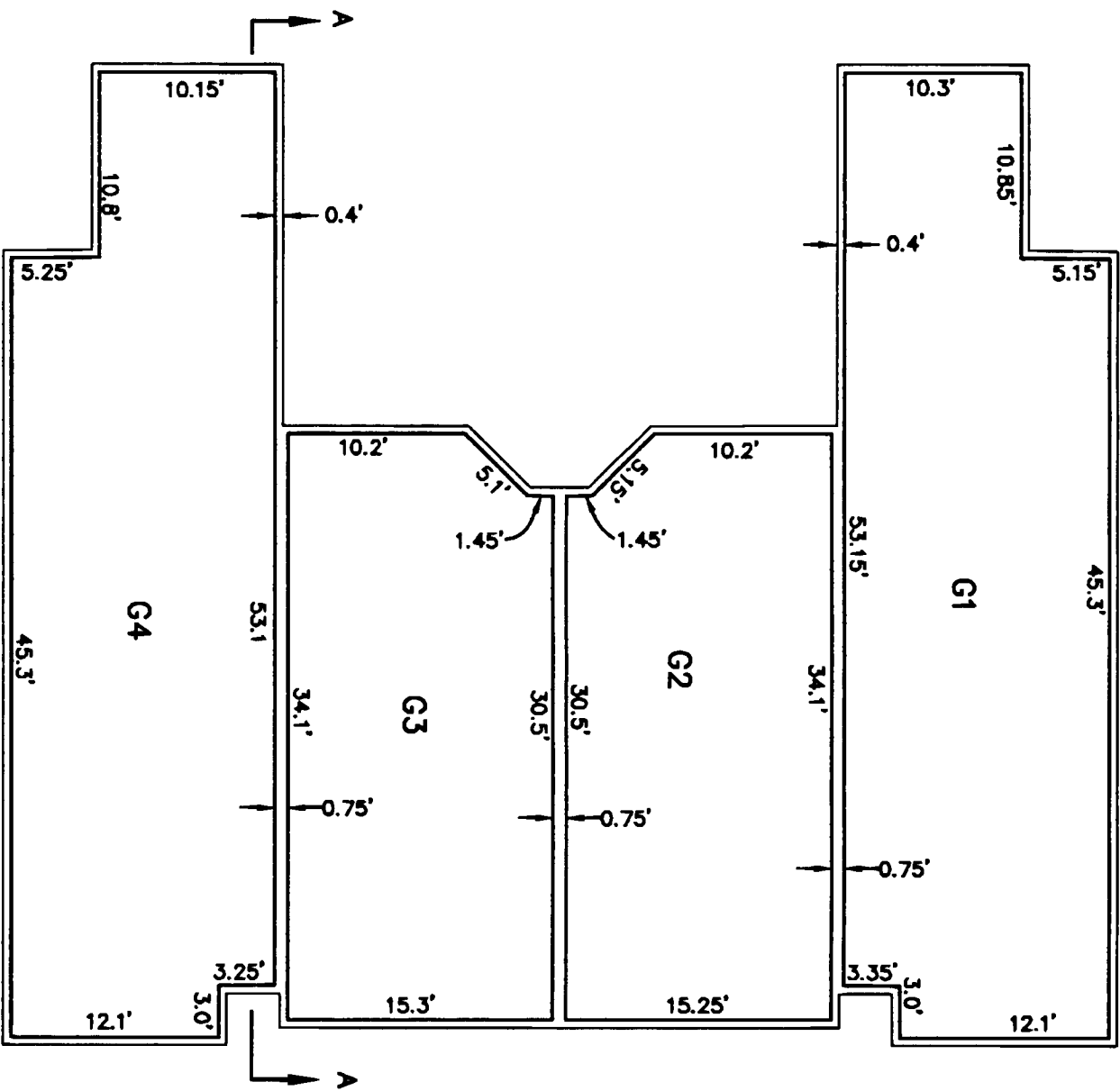
THIRD AMENDMENT TO SURVEY MAP OF
MADRONA HEIGHTS CONDOMINIUM

3302156C

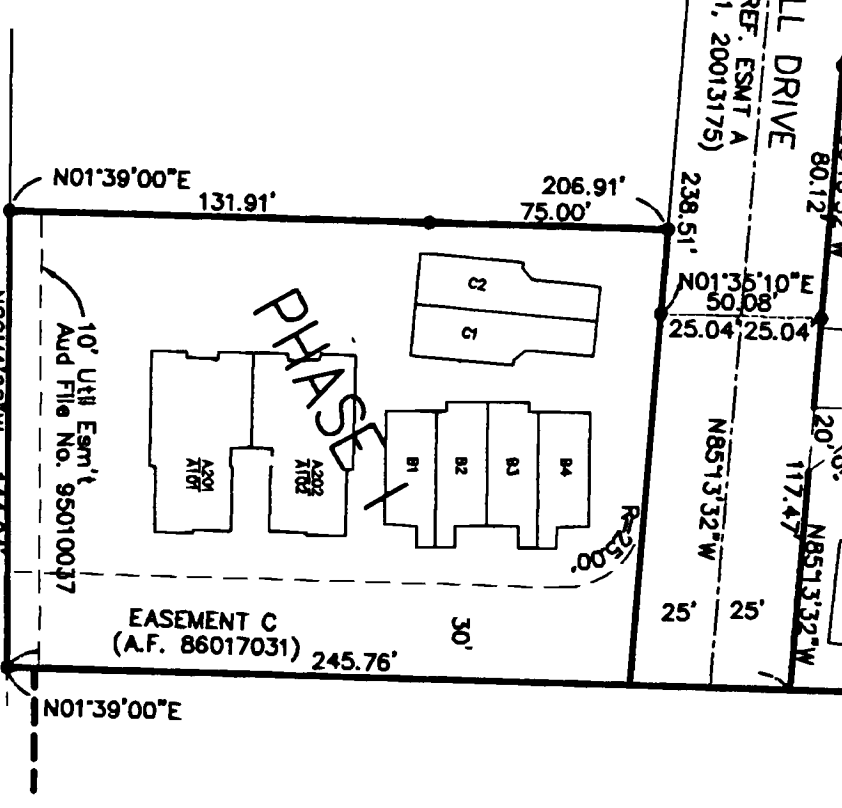
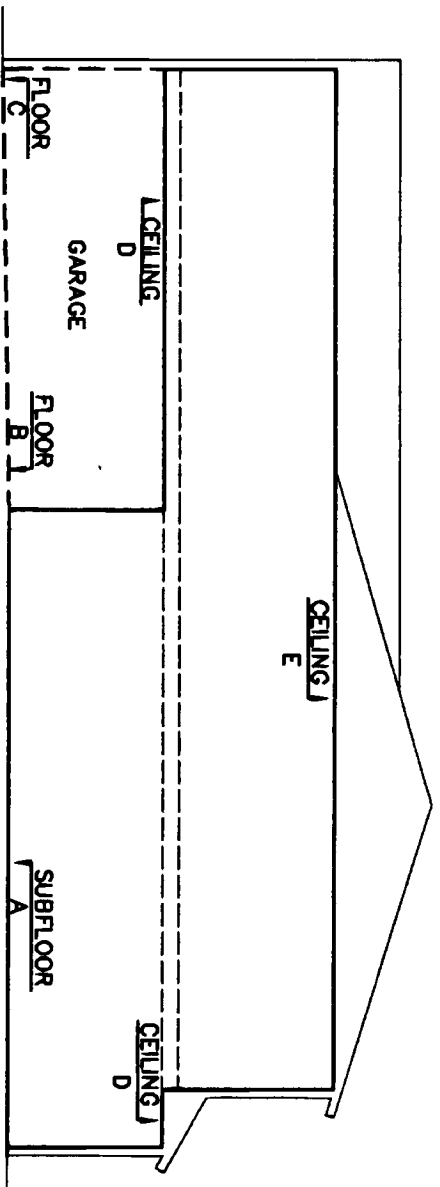
THIRD AMENDMENT TO SURVEY MAP AND
PLANS FOR MADRONA HEIGHTS CONDOMINIUM



FIRST FLOOR



SECTION A-A
UNITS G1, G2, G3, & G4
SCALE 1" = 10'

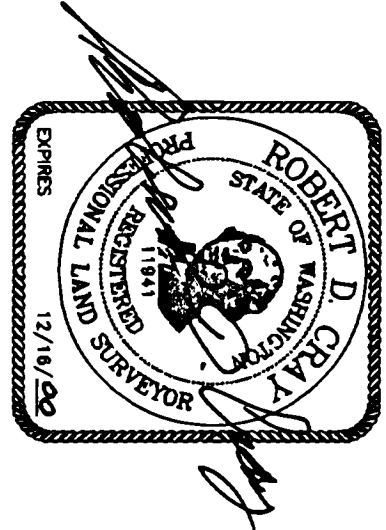


UNIT ELEVATION				
SUBFLOOR A	G1	G2	G3	G4
FLOOR B	228.95	227.0	227.0	224.9
FLOOR C	228.8	226.8	226.8	224.75
FLOOR D	237.05	235.1	235.1	233.05
CEILING E	246.05	244.1	244.1	242.05

- 1 10 FT. EXCEPT AS SHOWN, UTILITY EASEMENT FOR BENEFIT OF CASCADE NATURAL GAS CO., TELE-VUE SYSTEMS, GENERAL TELEPHONE CO. OF THE NW, AND PUGET SOUND POWER & LIGHT CO.
- 2 25 FT UTILITY EASEMENT FOR THE BENEFIT OF CITY OF OAK HARBOR.

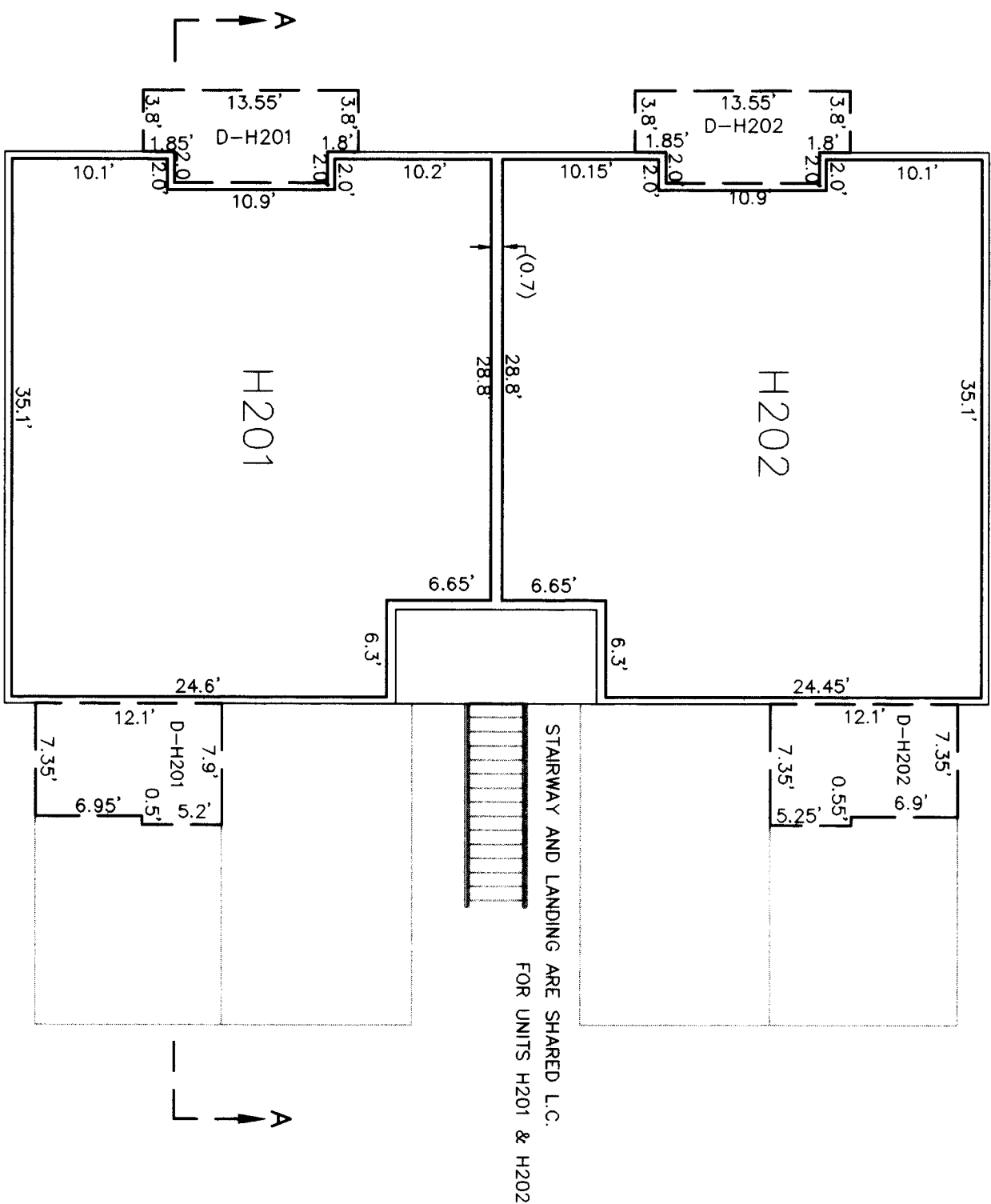
NOTE:
ALL WALLS ARE 0.55 FT. THICK EXCEPT AS NOTED.
THE FOLLOWING DESIGNATIONS DESCRIBE CERTAIN LIMITED COMMON ELEMENTS (L.C.):
D-XX DECK, PATIO FOR USE OF UNIT XX
G-XX GARAGE FOR USE OF UNIT XX

BUILDING G
SCALE 1"=10'

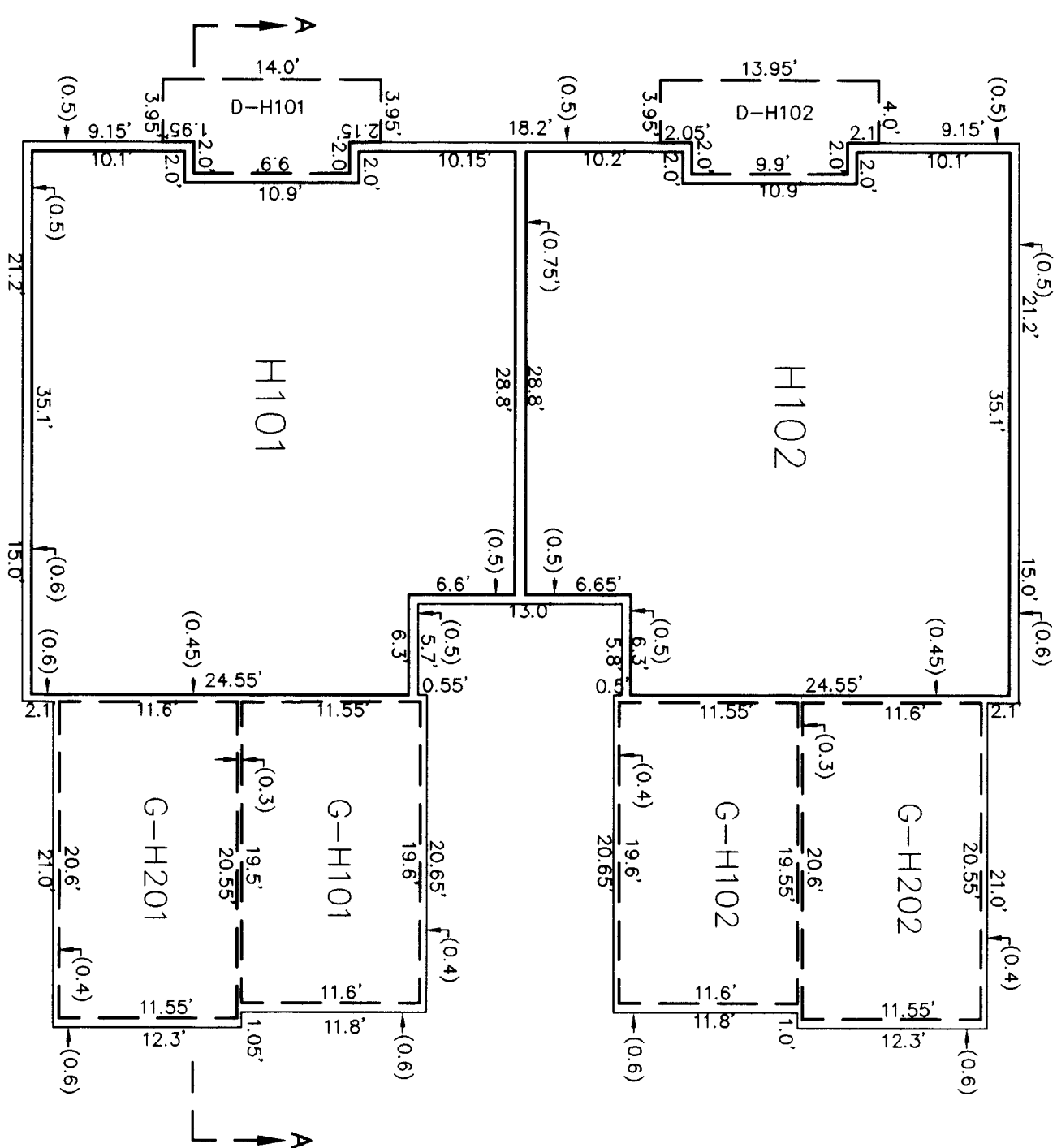


THIRD AMENDMENT TO CONDOMINIUM PLANS OF
MADRONA HEIGHTS CONDOMINIUM

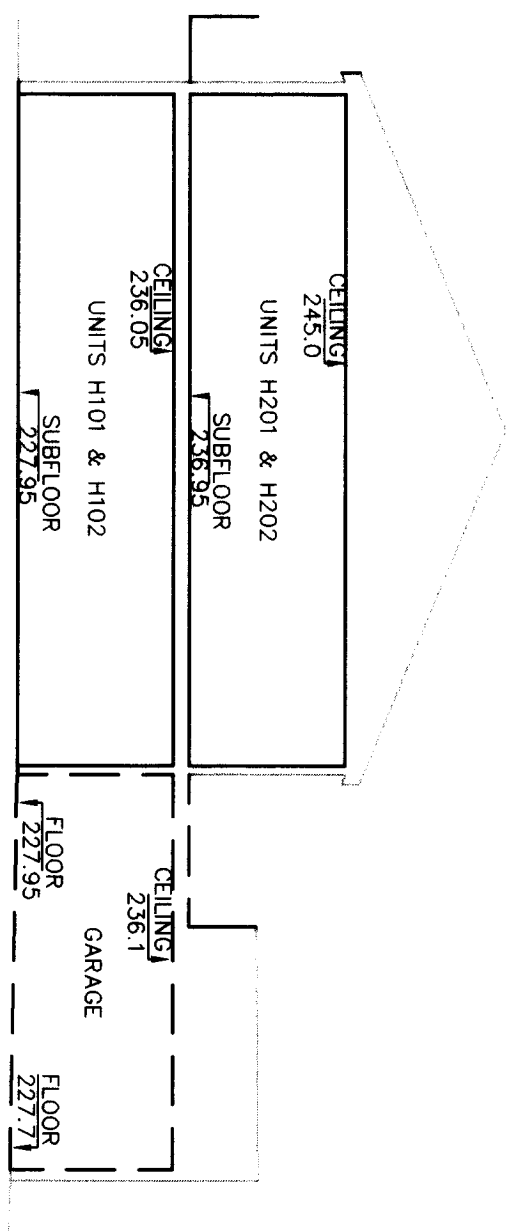
OAK HARBOR		SECTION 3, TWP 32N., RANGE 1EAST W.M.		WASHINGTON	
DRAWN BY:	EGH	DATE:	10/24/2000	PAKKEMA & KINGMA, INC.	DWG. NO. 3705
APPROVED BY:	RDC	DATE:	10/24/2000	CONSULTING ENGINEERS & SURVEYORS	SHIT 3 OF 5
4086 408th Ave West		Oak Harbor, WA 98277		675-5973	



FIRST FLOOR



GROUND FLOOR



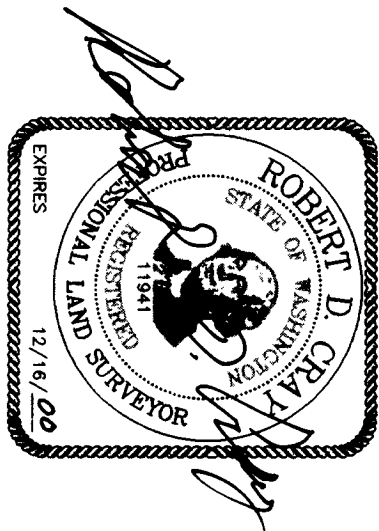
SECTION A-A



SCALE IN FEET

NOTES:
(X-X) WALL THICKNESS, SHOWN IN PARENTHESES
THE FOLLOWING DESIGNATIONS DESCRIBE
CERTAIN LIMITED COMMON ELEMENTS (L.C.):
S-XXX STORAGE SPACE FOR USE OF UNIT XXX
D-XXX DECK, PATIO, PORCH FOR USE OF UNIT XXX
G-XXX GARAGE FOR USE OF UNIT XXX

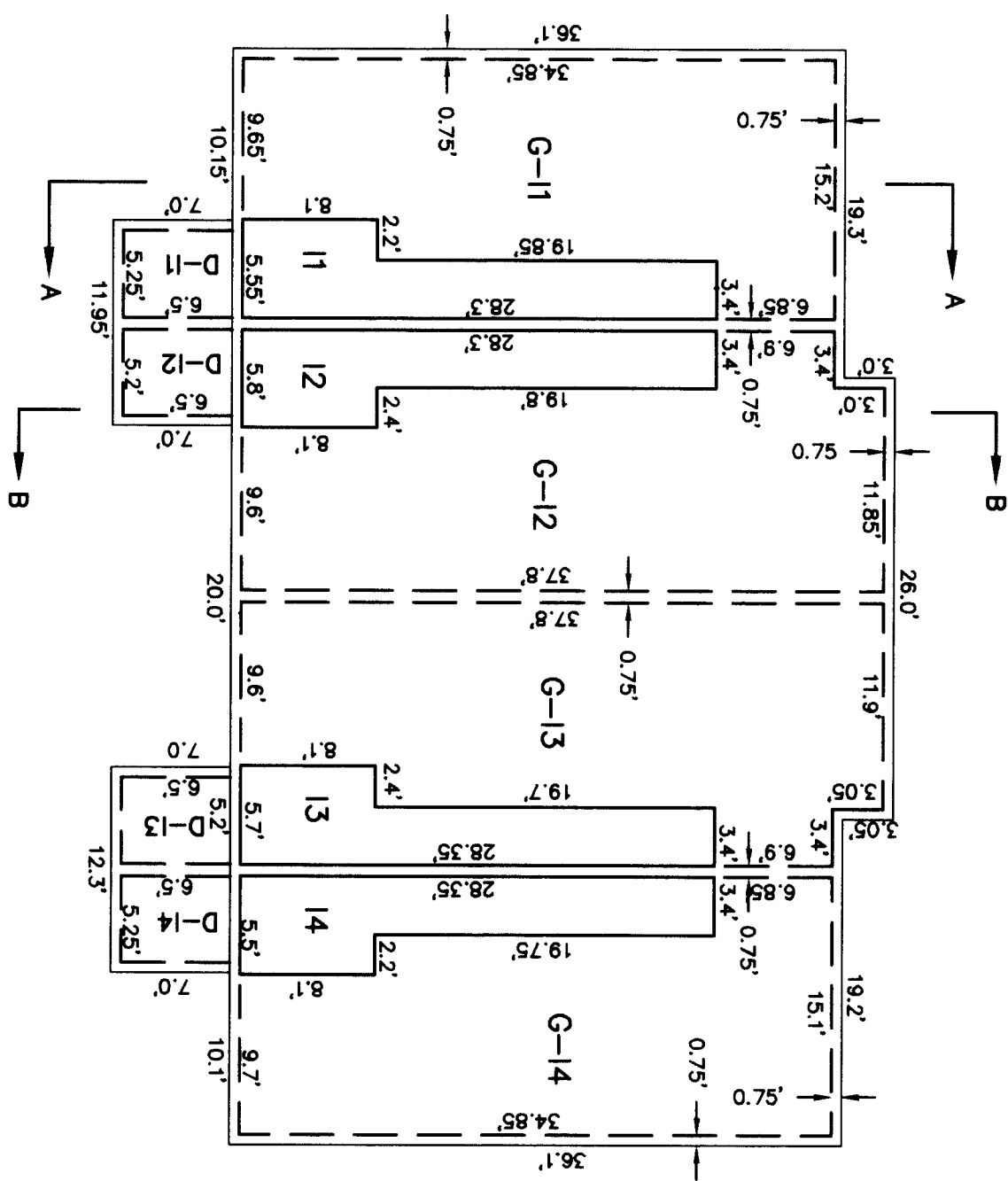
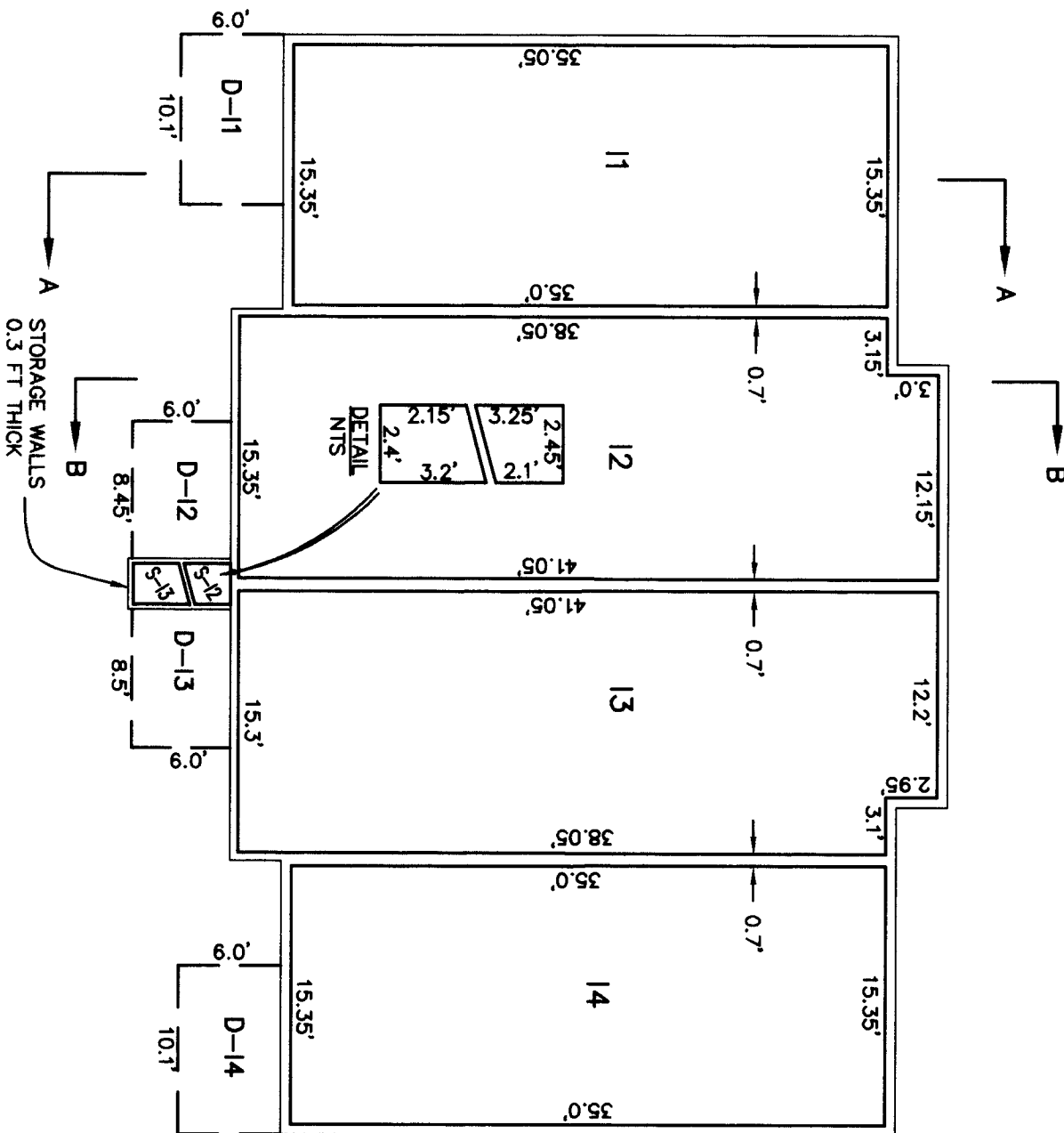
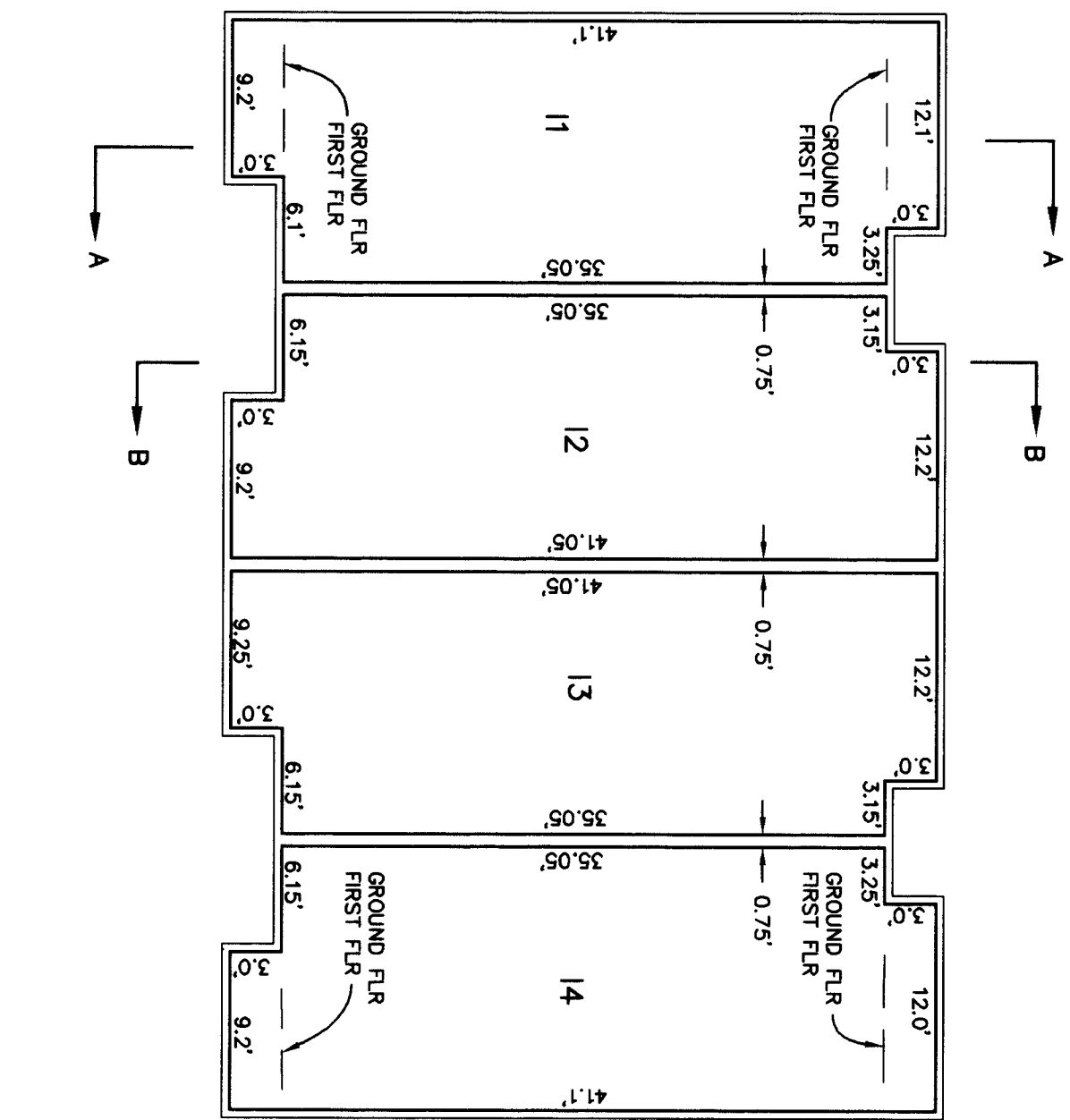
10/31/00



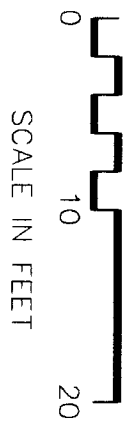
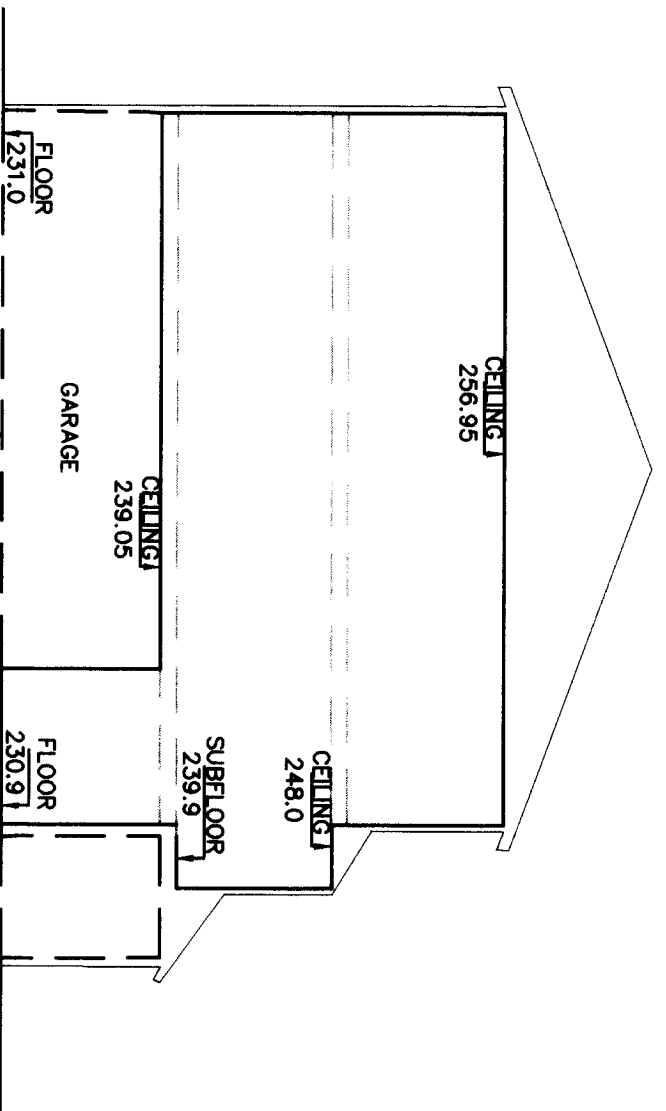
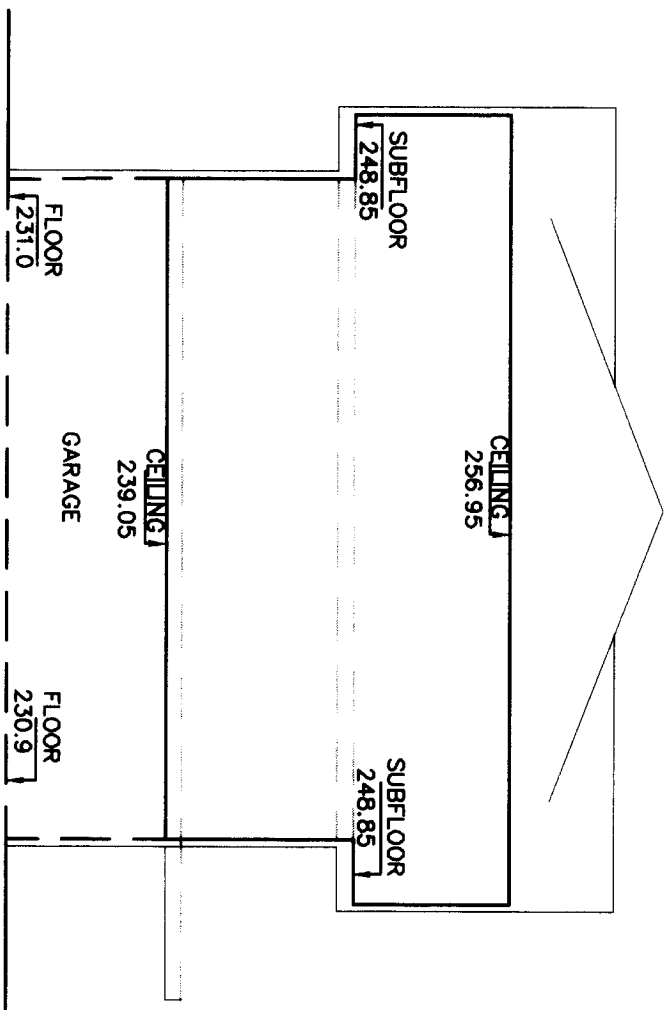
THIRD AMENDMENT TO CONDOMINIUM PLANS OF
MADRONA HEIGHTS CONDOMINIUM

OAK HARBOR		SECTION 3, TWP 32N, RANGE 1EAST W.M.		WASHINGTON	
DRAWN BY:	EGH	DATE:	10/24/2000	FAKEMMA & KINGMA, INC.	DWG. NO. 3705
APPROVED BY:	RDC	DATE:	10/24/2000	CONSULTING ENGINEERS & SURVEYORS	SHT 4 OF 5
				4086 400th Ave. West Oak Harbor, WA 98277	675-5973

THIRD AMENDMENT TO SURVEY MAP AND
PLANS FOR MADRONA HEIGHTS CONDOMINIUM

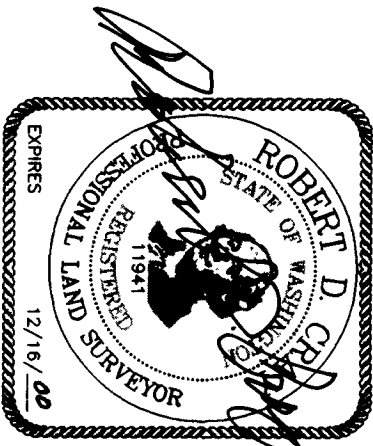


BUILDING I
SCALE 1"=10'



NOTES:
ALL WALLS ARE 0.55 FT. THICK EXCEPT AS NOTED.

THE FOLLOWING DESIGNATIONS DESCRIBE
CERTAIN LIMITED COMMON ELEMENTS (L.C.):
S-XX STORAGE SPACE FOR USE OF UNIT XX
D-XX DECK, PATIO, PORCH FOR USE OF UNIT XX
G-XX GARAGE FOR USE OF UNIT XX



THIRD AMENDMENT TO CONDOMINIUM PLANS OF
MADRONA HEIGHTS CONDOMINIUM

OAK HARBOR		SECTION 3, TWP 32N., RANGE 1EAST W.M.		WASHINGTON	
DRAWN BY:	EGH	DATE:	10/24/2000	DWG. NO.:	3705
APPROVED BY:	RDC	DATE:	10/24/2000	SHT	5 OF 5
FARKEMA & KINGMA, INC. CONSULTING ENGINEERS & SURVEYORS 4086 400th Ave. West Oak Harbor, Wa. 98277 675-5973					

20019245

MADRONA HEIGHTS

50FS